

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: October 6, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Simone Wolter, Planner II
510.747.6882
swolter@ci.alameda.ca.us

APPLICATION: **Certificate of Approval – PLN11-0272 – 1518 Park Street – Italo Calpestri.** The applicant requests a Certificate of Approval to reconfigure the storefront of a contributor in the Park Street Historic Commercial District and remove the recessed corner entry and square off the building with retractable window panels on both facades.

ZONING DISTRICT: Community Commercial Theatre Overlay

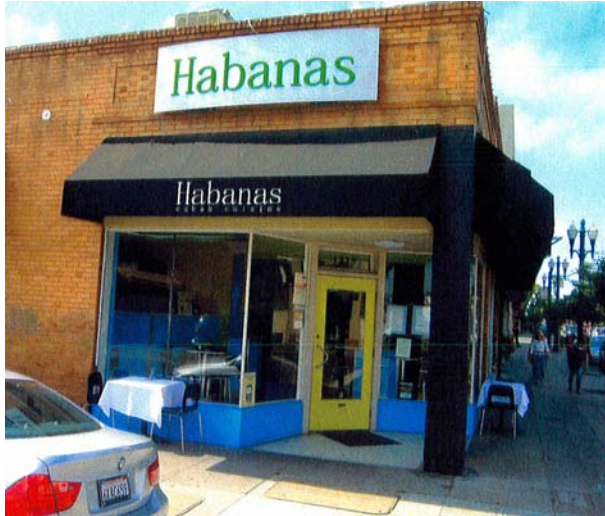
GENERAL PLAN: Community Commercial

EXECUTIVE SUMMARY

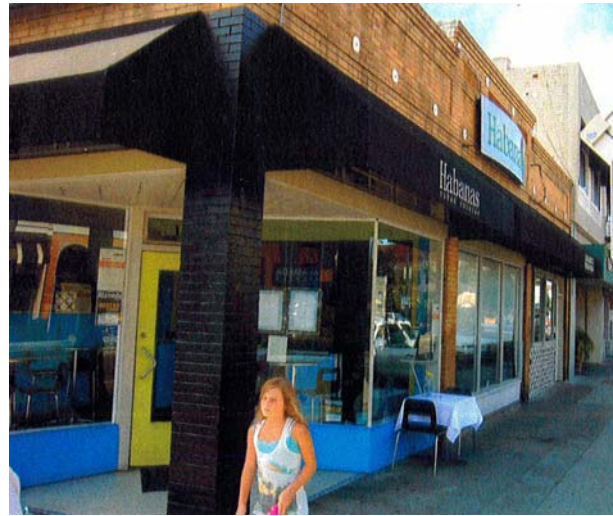
The applicant requests a Certificate of Approval to reconfigure the storefront of a contributor in the Park Street Historic Commercial District and remove the recessed corner entry and square off the building with retractable window panels on both facades. This alteration is intended to create a more useable space to allow for on-street restaurant services. The applicant is in the process of obtaining a side-walk encroachment permit from the City of Alameda. Staff recommends approval of this alteration.

BACKGROUND

The structure at 1518 Park Street, built in 1920, is a contributor located within the Park Street Historic Commercial District, which is listed in the National Register of Historic Places of the State of California. Pursuant to AMC 13-13-21.5.b.1, exterior alterations to contributing structures in a Historic District require prior approval by the HAB. Signs and awnings however, are exempt from this review. The Alameda Façade Grant Committee, which allots City funding to the rehabilitation and beautification of commercial projects, has approved this project.



1518 Park St viewed from Webb Ave

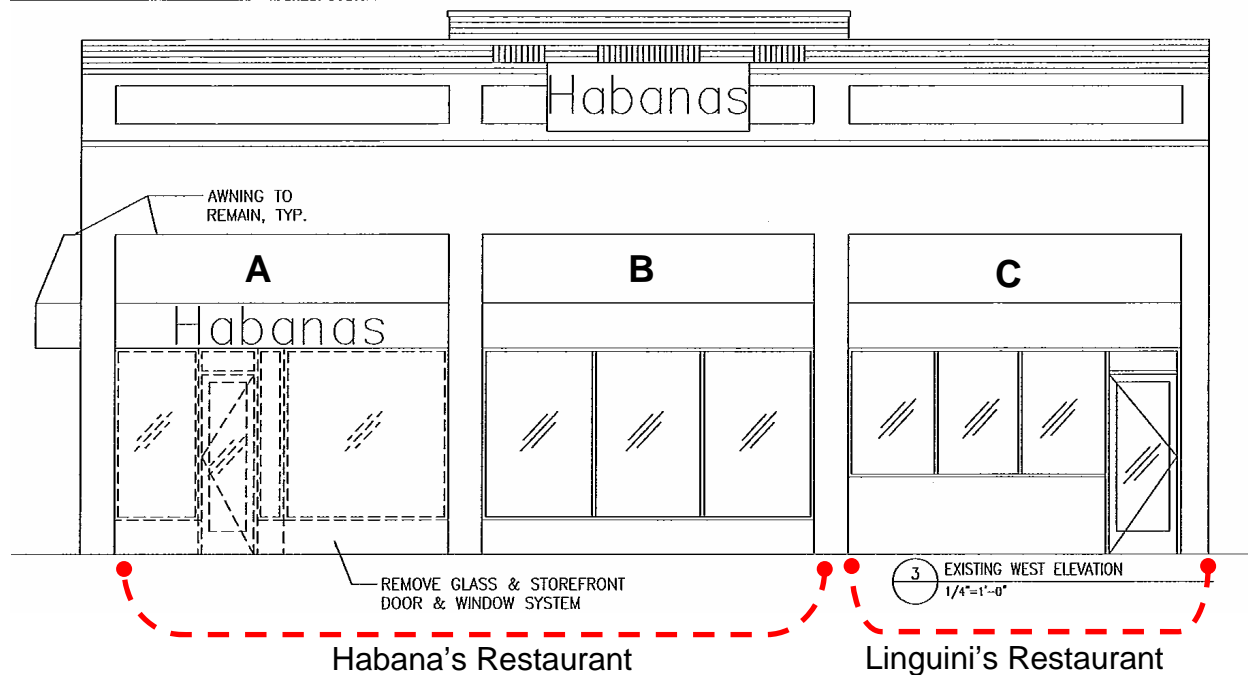


1518 Park St viewed from Park Street

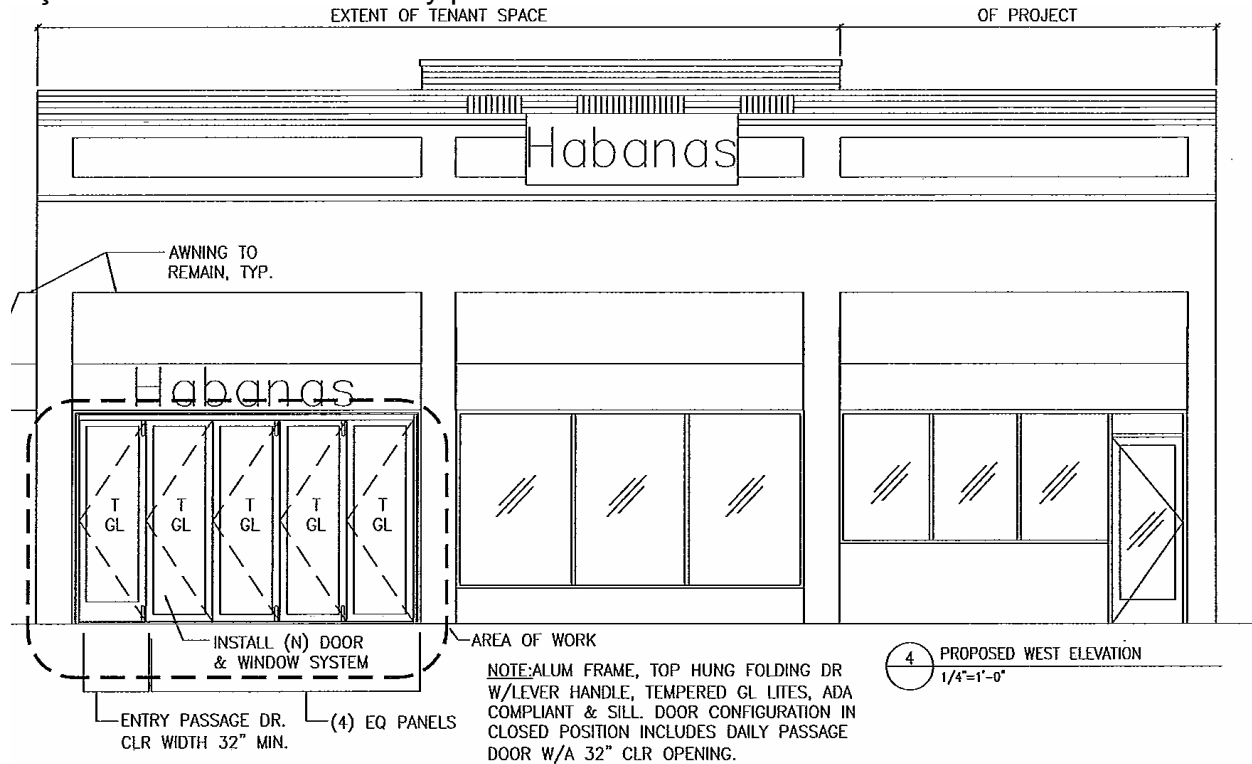
STAFF ANALYSIS

The building originally contained three separate spaces, with recessed entryways centered within the separate spaces. Spaces A & B were merged to contain the restaurant Habana's. Space C contains Linguini's, which is connected to the adjacent building. Based on City permit history, facades for spaces B and C were changed and have different window configurations. While the brick facades remain largely unaltered, over time the building received awnings and window reconfiguration for spaces B and C.

Habana's is requesting that the façade be altered for space A to allow outdoor dining, made possible through retractable window/door panes that open up the restaurant to the outdoors.



The proposed alteration of the windows and door configuration would square off the façade and create a new entry point for the restaurant.



The proposed retractable window and door panel configurations proposed for the northern and western elevation show a sufficient depth that would be suitable for a historic commercial structure. During summer months, when the panels are retracted, the open corner entry point would still be maintained.

FINDINGS

The Alameda Municipal Code 13-21.5 the Historical Advisory Board shall determine whether to issue a Certificate of Approval for repairs and alterations of a Historical Monument or pre-1942 structure, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Staff recommends the following findings:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The corner space at 1518 Park Street was once the home of Tucker's Ice cream and the continued use as a restaurant would not present a change in the historic use of the property.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The proposed alterations do not negatively impact the historic character to the property. No historic materials, such as the transom windows or brick facade will be altered or removed.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements from other buildings will be added to this building.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There do not appear to be architectural features that have acquired historic significance in their own right.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No distinctive features, finishes, and construction techniques will be removed. The windows will be inserted and will not require any removal of brick.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Should any materials require repair during the installation of the windows, the materials will be restored to match existing conditions.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting, or chemical or physical surface cleaning of structure will occur.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No ground excavation is proposed at this location and no significant archeological resources are expected in this immediate location.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the**

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

No exterior alterations, such as the inclusion of retractable windows will destroy historic materials that characterize the property. The proposed alterations are compatible in massing, size, scale with the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The removal of the retractable windows can be undertaken in such a manner that would not impact the form and integrity of the historic property.

ENVIRONMENTAL REVIEW

This proposed project is Categorically Exempt from additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities and 15331 - Historical Resource Rehabilitation.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal and notices were sent to residents and property owners within 100 feet of the project on September 13, 2011.

RECOMMENDATION

Find the project Categorically Exempt from CEQA and approve the Certificate of Approval PLN11-00272 for the exterior alterations to the contributing structure in the Park Street Historic Commercial District at 1518 Park Street.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

SIMONE WOLTER
PLANNER II

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Resolution
2. Plan Set
3. Existing Conditions Pictures
4. Window Detail